



West End House, Holly Grove Road, Bramfield
SG14 2ND
Price Guide £1,600,000



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West End House Holly Grove Road, Bramfield, Herts, SG14 2ND

'West End House' is situated within the desirable village of Bramfield and is a beautiful family home set within a generous plot and offering 3068 sq ft of accommodation. The generous accommodation is arranged over two levels and comprises of; a hallway, living room, dining room, additional reception room, kitchen/diner, utility room, conservatory, storage facility and ground floor cloakroom. On the first floor, there are five double bedrooms, family bathroom, shower room and additional WC. Bedroom 5 is currently used as a study. The property has oil central heating & private drainage.

Externally, the mature grounds provide off street parking for multiple facilities, double garage and secluded mature rear garden.

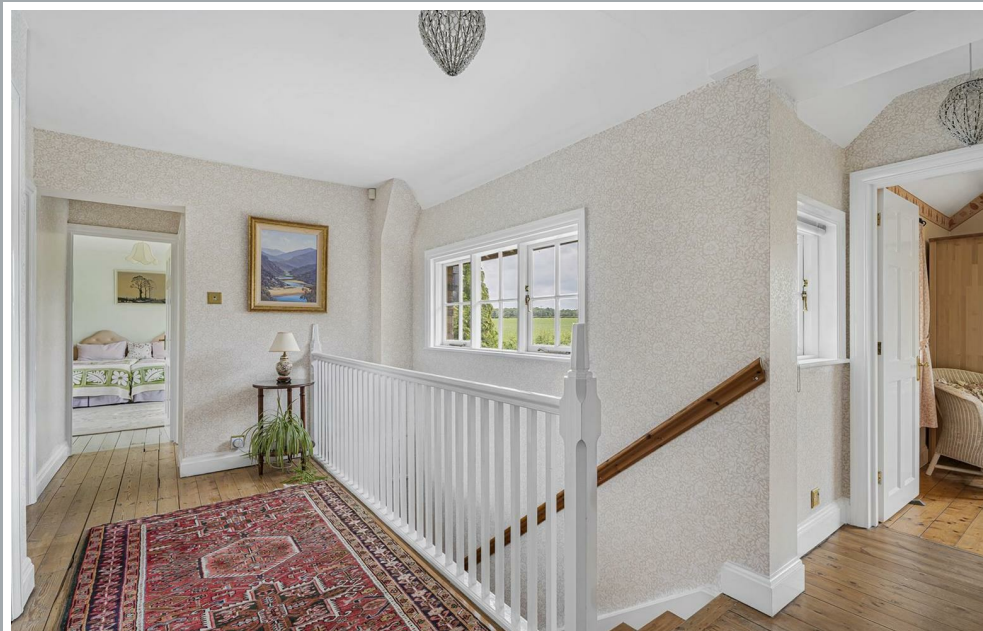
Bramfield is a picturesque village with a pub, in the East Hertfordshire district, nestled in a rural area between Welwyn Garden City and Hertford. It offers a tranquil, village atmosphere with charming cottages and a vibrant community, yet is close to the urban amenities of Hertford and other nearby towns. The village is surrounded by beautiful countryside, including Bramfield Woods which provides opportunities for walking, cycling, and enjoying nature.



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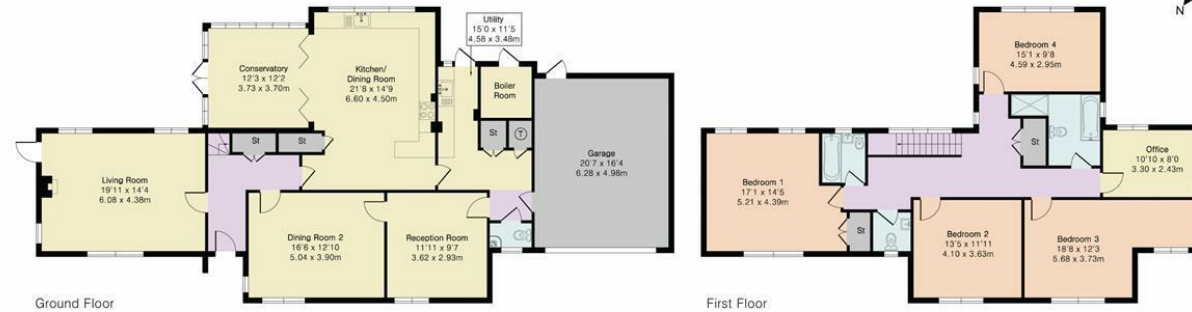




Approximate Gross Internal Area 3068 sq ft - 285 sq m

Ground Floor Area 1841 sq ft - 171 sq m

First Floor Area 1227 sq ft - 114 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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